

## CUP Application for the Great Northwoods Retreat

Concept: Conservation Education Retreat: the Great Northwoods Retreat

We are applying for a conditional use permit to allow for the construction of 3 tiny-home structures that will provide conservation learning and volunteer activities. The structures will supply lodging and car-free trailhead and community access to seasonal travelers.

Our concept is to design comfortable living spaces with a minimal footprint, allowing renters to experience living in a smaller space. Our materials and design will utilize best management practices as possible to maximize insulation, re-purposed materials and local supply chains. We anticipate each structure to have it's own story and to tell this story to the renters. We are approaching local businesses and organizations in order to create partnerships that will benefit Flathead County and Whitefish. Our goal is to provide a complete rental experience that can be car free with catered bike rental (delivered to the unit) allowing for ease of use of bikes for access to commercial areas within 2 miles of the site.

We will provide a discount to those individuals who do not utilize a parking space, incentivising human-powered transportation. Another innovative program we have discussed with the Whitefish Legacy Partners (WLP) is providing trailhead monitoring and trail maintenance programs that will contribute to regional trail quality, safety, and environmental awareness. Tiny Homes are anticipated to be 300-400 ft<sup>2</sup> built from sustainable and up-cycled materials with the design help of Mindful Designs Inc. Homes will include water saving appliances, R15+ insulation and all electric powering thus negating any fossil fuel use.

What will be provided by the County:

The pre-application conference is free and provides the applicant insight on how the following may affect their application:

- ☐ Existing zoning allowances and limitations.
- ☐ Compliance with neighborhood plans and land use maps
- ☐ Criteria set forth by Section 2.06.08 of the Zoning Regulations for review of a proposed conditional use
- ☐ Potential conditions of approval
- ☐ Application process and timeline

How applications are reviewed:



The review process is completed by Planning and Zoning Office staff prior to the public hearing, and a staff report is prepared addressing the following criteria:

- ☐ Site suitability
- ☐ Appropriateness of design
- ☐ Availability of public services and facilities
- ☐ Immediate neighborhood impact

According to the Zoning Regulations, a conditional use may be granted only if the proposal conforms to all of the criteria listed above, in addition to other criteria that may be applicable on a case-by-case basis.

#### CRITERIA IN Section 2.06.080:

##### 2.06.080 Criteria Required for Consideration of a Conditional Use Permit.

A Conditional Use Permit may be granted only if the proposal, as submitted, conforms to all of the following general Conditional Use Permit criteria, as well as to all other applicable criteria that may, be requested.

##### A. Site Suitability.

That the site is suitable for the use. This includes:

- (1) adequate usable space - Of a total of 14 acres on this site, most of which is to be retained in natural woodland habitat, the 3 structures and associated parking areas account for about 5% of the total site.
- (2) adequate access, and - Access from Reservoir road to a private driveway. There are adequate sightlines for traffic and driveway conforms to the Flathead County standards.
- (3) absence of environmental constraints. - No environmental constraints are present wrt to this project.

##### B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of the lot. Consideration of design should include:

- (1) parking scheme, - A 12' wide driveway has been roughed in on the site and includes numerous pullout areas for parking. Two parking spots are located on the second road segment and a parking lot area for 4 cars is located on the switchback between the 2nd and 3rd road segments. Additional parking is available in the "sand lot" area which accommodates 8 cars.

FEB 26 2020

(2) traffic circulation, - The project at peak times will create 3-4 more car trips per hour. There will be turn around zones for ease of traffic flow.

(3) open space, - The site is zoned as R-1 which we believe would be incredibly impactful for this site and it's surrounding conservation areas. The following proposal preserves more open space and manages more habitat than the zoned use. Because our retreat will employ conservation standards, we see a net gain in habitat quality and access to open space.

(4) fencing, screening, - Our structures will be scarcely visible from the roads because of their siting. Additional fencing could be used, but we believe it will be more of an aesthetic impact.

(5) landscaping, - As a restoration ecologist, our plan is to preserve and restore habitat in the Retreat site. We will use only appropriate local native plants.

(6) signage, and - We expect a simple sign at the turn on Reservoir. We do not expect additional signs.

(7) lighting - Lighting will be limited to specific gathering locations around decks, we do not anticipate additional lighting unless for artistic purposes. Lighting will be bug and pollinator friendly.

#### C. Availability of Public Services and Facilities.

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

(1) sewer, - We will be using our septic which is specified for 6 bedrooms. We will use a 3 bedroom allowance for the Retreat.

(2) water, - Water is available via well located near the residence. We anticipate additional water use will be limited.

(3) storm water drainage, - Our driveway will be fitted with culverts, water bars and other methods for reducing sediment movement and amplified flow.

(4) fire protection, - Because we are investing in structures, we intend to work with a forester to appropriately thin and manage the entire parcel to reduce fuel loads and reduce ignition sources.

(5) police protection, and - We anticipate that our ethic and infrastructure will likely attract intellectual, conservation minded users and we do not anticipate a need to increase police protection.

(6) streets. - We do not anticipate the need to increase street capacity by increasing car trips by a maximum of 4 cars per hour.

D. Immediate Neighborhood Impact That the proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

(1) excessive traffic generation, - We do not anticipate notable changes in traffic generation by increasing car trips by a maximum of 4 cars per hour. (2) noise or vibration, - Retreat will keep regular quiet hours from 10pm to 6am.

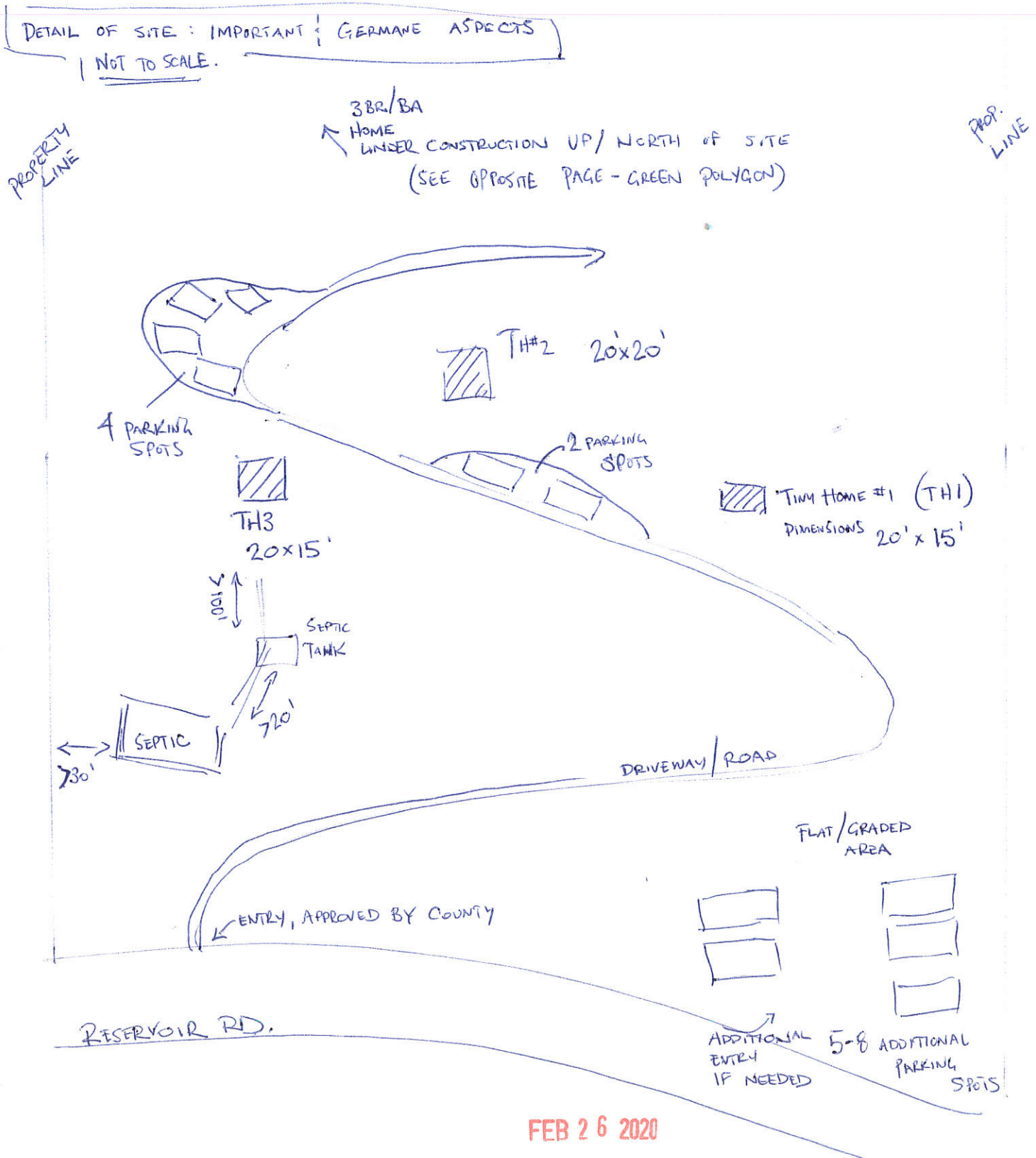
FEB 26 2020



(3) dust, glare, or heat, - N/A

(4) smoke, fumes, gas, or odors, and - N/A

(5) inappropriate hours of operations. - As stated above, we will establish quiet hours from 10pm to 6am.



FEB 26 2020